

**Zoning Board of Appeals  
781-982-2100**

Minutes  
Zoning Board of Appeals  
February 14, 2013  
7:00 p.m.  
**Cotter Room**

**Members Present:** James Haney, Chairman, Lisa Bezanson, John Shepard, William Mullen, Sean Reynolds

7:00 p.m. **Approval of Minutes:**

**July 12, 2012** – motion to approve made by Mrs. Bezanson, seconded by Mr. Mullen, unanimous.

**November 8, 2012** – motion to approve made by Mrs. Bezanson, seconded by Mr. Mullen, 4 ayes, 1 objection (Mr. Shepard). Objection was not specified.

**December 13, 2012** - motion to approve made by Mrs. Bezanson, seconded by Mr. Mullen, unanimous.

**January 10, 2013** – motion by Mrs. Bezanson to approve, seconded by Mr. Mullen, unanimous.

7:00 p.m. **Continued hearing, petition of Lisa Mastrangelo dba Emerald Hall, 60 President Road, Braintree, for: a special permit for a change of use from club to restaurant license, and use of outside, general use of bar area and function area for events at 30 Central Street, under AZBL 17-572. The property is located on Assessors Plan 40, Plot 41, in the R-30 Zone. Voting members: James Haney, Lisa Bezanson, William Mullen.**

Lisa Mastrangelo and Atty. George Whiting – got an approval from the Board of Selectmen with conditions for their alcohol license. Many neighbors who appeared at the January 10<sup>th</sup> meeting in opposition, are not in opposition now, with several speaking in favor at the Selectmen's meeting. They held a meeting at the VFW with the neighbors after last meeting of ZBA. Submitted a business outline of function hall (attached).

Ms. Mastrangelo – it will be operated as a function hall with food. May get a one-day liquor license for a particular outdoor function. Is not looking for alcohol outside, just a picnic area outside, noon-5 p.m. with food May thru September. They would discuss with neighbors first if applying for one day liquor license for particular outdoor function. No live music in grove unless she gets a special permit for the day. Mr. Haney – had been concerned with outside use. Atty. Whiting – the conditions imposed will be complied with. Mr. Reynolds – concerned previously with going from residential area to commercial use. He was pleased that they met with the neighbors, which had been suggested at the last meeting. Ms. Mastrangelo - if she sold property and use changed, they would have to come back to ZBA. Mr. Shepard – concerned about what happens down the road. Atty. Whiting – if it changed hands, it would have to go back to Board of Selectmen to be licensed.

Opened to floor:

Jan Boyden, 56 Central Street – in favor, wishes Ms. Mastrangelo the best of luck.

Closed and brought back to the table. Mr. Reynolds – business outline should be part of decision.

Motion by Mr. Mullen to approve for special permit for a change of use from club to restaurant license, and use as outlined in business outline, including any conditions by the Board of Selectmen, seconded by Mrs. Bezanson, unanimous.

Second petition listed on agenda was not fully submitted and not heard.

Motion to adjourn the meeting at 7:20 p.m. made by Mr. Mullen, seconded by Mr. Shepard, unanimous.

Respectfully submitted,

Nancy Hurst